

Huntington Beach Research and Technology Zone Frequently Asked Questions (FAQs)

Q: What is the Huntington Beach Research and Technology Zoning Amendment Project?

A: The Research and Technology (RT) Zone is a new zoning classification that will be applied to two existing industrial areas in Huntington Beach. The recent General Plan update recognized these two primary areas for transformation in order to allow a broader mix of lower-intensity industrial and commercial uses that better meet market demands and capture employment growth in emerging fields. In addition, as General Plan increased allowable floor area ratios (FAR) (the ratio of a building's total floor area to the size of land) for these areas from 0.35-0.5 FAR to 1.0 FAR, the new regulations will help carry forward and shape the increased allowable building area. A market analysis, technical review, and community engagement will inform the new zoning designation. Overall, the intent of this project is to implement the City Council's General Plan direction.

Q: What areas are included in the zone?

A: The Northwest Industrial Area is 760 acres and includes some parcels between Bolsa Avenue to the north, Edinger Avenue to the south, Springdale Street to the east, and Bolsa Chica Street to the west. This area contains industrial and research and technology uses and is directly adjacent to Boeing and C&D/Zodiac Aerospace. The Gothard Corridor consists of parcels along Gothard Street (mostly on the east side of the street) from just south of Edinger Avenue to the north and Ellis Avenue to the south. This area contains many manufacturing, warehouse, and auto repair facilities. Please see project area map for proposed boundaries.

Q: Why were these areas selected for this zone?

A: These areas were identified as opportunity sites in a market trends technical report, which was based on an assessment of Huntington Beach's location, employment, and land use potential. The RT was adopted by the City Council in October 2017.

Q: My business is located in the new Research and Technology Zone area. Will I be able to continue operating my business?

A: Yes, you will be able to continue your business. The intent of the Research and Technology zoning designation is not to limit existing uses, but to expand what existing and new uses can do within their space and property.

Q: Why should I be interested in this project?

A: This project will determine the land uses and development regulations that will ultimately shape the way the area looks and feels and what types of businesses can exist in this zone. These regulatory decisions will be based on existing conditions, opportunities, community input, and the needs and desires of targeted industries.

Q: How can I participate to make sure issues important to me are being addressed?

A: Community input is an important part of this process. We welcome input from the community at large, neighboring residents, existing business and/or property owners, and interest groups. Opportunities for engagement will be available throughout the approximately eight-month process, including open study sessions with the City Council and Planning Commission. For further information, questions or comments, please contact Hayden Beckman, Senior Planner, at hayden.beckman@surfcity-hb.org or (714) 536-5561.